

Washington State Section 811 Project Rental Assistance Demonstration (PRAD) Program

On February 12th, 2013, HUD announced that Washington State was one of thirteen states to be awarded funding through the 811 Project Rental Assistance Demonstration (PRAD) Program. Washington received a \$5.6 million, 5-year grant that will provide project-based rental assistance subsidies for an estimated 275 housing units. The subsidies will help housing developers increase their housing capacity for disabled, low-income households by providing rental assistance subsidies for up to 25% of their housing units in an affordable housing project.

Project-based awards will be made through a competitive funding round administered by the Department of Commerce Housing Trust Fund, with the Department of Social and Health Services (DSHS) making tenant referrals to awarded projects in line with program guidelines. Below you will find some answers to common questions about the program.

Who will be eligible to receive assistance through the 811 PRAD?

All individuals/households receiving 811 PRAD rental subsidies must be non-elderly (18-61 years of age) at the time of admission, disabled, and receiving or be eligible to receive Medicaid and services and supports provided through DSHS Aging and Disabilities Services Administration (ADSA). Individuals must have incomes at or below 30% AMI, and be in the ADSA caseload, including individuals:

- with functional or cognitive disabilities (HCS)
- with developmental disabilities (DDD)
- with mental illnesses or co-occurring disorders (DBHR)

Who will refer eligible individuals to the program?

ADSA social workers and case managers will identify and screen clients within their caseloads currently residing in institutional settings as well as those in home and community-based residential settings, for interest to relocate into community-based housing units that receive assistance through the 811 PRAD program. ADSA staff will work with owners of properties to stay informed of vacancies and ensure that supportive services are being provided to clients. Project owners and other organizations will not be able to directly refer their clients to 811 PRAD assisted units.

Who will be providing services to clients?

ADSA will provide and coordinate supportive services that will be tailored to the individual client need, based upon a level-of-care assessment. The use of services by tenants receiving a rental subsidy through the 811 PRAD program is completely voluntary.

What organizations are eligible to apply for funding?

The Housing Trust Fund, HOME and Washington State Housing Finance Commission (WSHFC) Low-Income Housing Tax Credit programs will be the dedicated financing programs for creating 811 PRAD

units. Organizations with multifamily housing projects currently in one or both of these agencies' portfolios, as well as projects awarded financing through either agency in current or future rounds, may submit an application to receive project-based rental assistance demonstration subsidies through 811.

What are the qualifications for a project to receive funding?

811 PRAD funding will be awarded to projects that successfully meet all mandatory program requirements and that score favorably on a set of points based criteria. Mandatory requirements include: projects not having over 25% of units set aside for households with disabilities, taking into account both contractual obligations and 811 PRAD demos applied for; unit integration and overall accessibility; and accessibility to transportation and services. Points based criteria include organization experience and capacity, adequate management systems and tracking capability, on-site project amenities and services, and an implementation schedule in line with Commerce program goals.

Can projects that currently serve disabled tenants apply to receive operational subsidy through the 811 PRAD program?

In most cases, this won't be possible under the program guidelines. If 25% or more of the units in the project have a preference to serve tenants with disabilities, whether through a contracted special needs or other subsidy, the project will not qualify to receive funding for any project-based subsidy. The intention of the 811 program is to integrate disabled individuals into community settings and not to place them in properties that already have a primary focus on serving persons with disabilities.